



California Regional Water Quality Control Board

San Francisco Bay Region

Alan C. Lloyd, Ph.D.
Agency Secretary

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Arnold Schwarzenegger
Governor

Date: ~~March 4~~ 4 2005
File No. 28S0017 (MRC)

Certified Mail No. 70051160000194348669

FCLL Realty Company
Mr. Albert Fong
c/o Mark S. Pollock
P. O. Box 760
Napa, CA 94559-0760

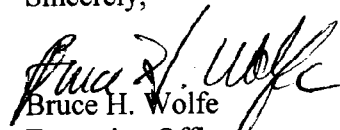
Subject: Transmittal of Order No. R2-2005-0036- Rescission of Site Cleanup Requirements
(Order No. 95-033 and Order No. 97-034) for Former Norge Cleaners, 2355
California Boulevard, Napa, Napa County

Dear Mr. Pollock:

Please find enclosed Order No. R2-2005-0036, which rescinds the Site Cleanup Requirements
(Order No. 95-033 and Order 97-034) for the former Norge Cleaners site, located at 1823
Lincoln Avenue in Napa, California. The site address is currently known as 2355 California
Boulevard, and is owned by JBI, LLC.

Should you have any questions concerning this letter, please contact Mary Rose Cassa of my staff
at (510) 622-2447, or e-mail: mcassa@waterboards.ca.gov.

Sincerely,


Bruce H. Wolfe
Executive Officer

Enclosure: Order No. R2-2005-0036
cc w/ enclosure: Mailing List

Preserving, enhancing, and restoring the San Francisco Bay Area's waters for over 50 years

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION**

ORDER NO. R2-2005-0036

RESCISSION OF SITE CLEANUP REQUIREMENTS ORDER NO. 95-033 and ORDER No. 97-034 FOR:

F.C.L.L. REALTY COMPANY
MR. ALBERT FONG

FORMER NORGE DRY CLEANERS FACILITY
1823 LINCOLN AVENUE
NAPA, NAPA COUNTY, CALIFORNIA

The California Regional Water Quality Control Board, San Francisco Bay Region (hereinafter the Board), finds that:

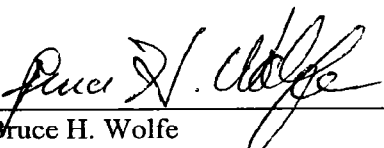
1. **Board Orders:** The Board adopted site cleanup requirements for this site on February 15, 1995 (Order No. 95-033) and adopted final site cleanup requirements for this site on February 19, 1997 (Order No. 97-034). The Order requires F.C.L.L. Realty, Inc. and Mr. Albert Fong, as the Dischargers, to implement a management plan and submit a final status report evaluating the effectiveness of the approved cleanup plan.
2. **Summary of Investigation and Remediation Activities:** In January 1994, a Phase I Environmental Site Assessment indicated the presence of tetrachloroethylene (PCE) in soil at 3,000 micrograms per kilogram and groundwater at 20,000 micrograms per liter (ug/l). During 1994, the Dischargers implemented a workplan for subsurface investigation and interim remedial action. A total of approximately 2,700 cubic yards of PCE-affected soil was excavated, aerated on-site, and backfilled. Concentrations of volatile organic compounds (VOCs) in soil were reduced to approximately 300 ug/kg. Approximately 160,000 gallons of polluted groundwater were extracted via three large interceptor trenches, treated, and discharged to the sanitary sewer. Groundwater concentrations in the extraction trench stabilized at about 1,400 ug/l PCE.

Monitoring well samples in 1995 indicated steady or declining concentrations of VOCs. In 1996, the Dischargers implemented additional remedial action by excavating approximately 525 cubic yards of VOC-affected soils, shredding the soil, aerating it on-site, and backfilling the soil. On November 12, 1996, the Dischargers submitted an Application for Containment Zone Designation. On February 14, 1997, the Dischargers submitted a Final Management Plan for the Containment Zone. In compliance with the requirements of the approved Final Management Plan, four semi-annual groundwater monitoring and sampling events were conducted and reported in May 1997, November 1997, May 1998, and March 1999. Results of groundwater monitoring are tabulated below:

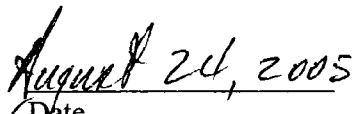
groundwater monitoring activities and rescind Order No. 95-033 and Order No. 97-034. No further remedial action is required at this site.

4. **California Environmental Quality Act:** This action rescinds orders to enforce the laws and regulations administered by the Board. As such, this action is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 of the Resources Agency Guidelines.
5. **Notification:** The Board has notified the dischargers and all interested agencies and persons of its intent under California Water Code Section 13304 to rescind site cleanup requirements for the discharge, and has provided them with an opportunity to submit their written comments.

IT IS HEREBY ORDERED pursuant to Section 13304 of the California Water Code that Order No. 95-033 and Order No. 97-034 are rescinded.



Bruce H. Wolfe
Executive Officer



Date